HALIFAX

M E M O R A N D U M

TO: Chair and Members of the Halifax and West Community Council
CC: Jennifer Chapman, Planner III, Urban Enabled Applications
FROM: Ashley Morton, Chair, Halifax Peninsula Planning Advisory Committee
DATE: June 29, 2017

SUBJECT: Case 20719—Application by WM Fares Architects to add 5516 Bilby Street to Schedule Q of the Halifax Peninsula Land Use By-law and to amend an approved development agreement at 5530 and 5532 Bilby Street, Halifax.

The Halifax Peninsula Planning Advisory Committee received a staff memorandum dated June 16, 2017 and heard a staff presentation on Case 20719 at their June 26, 2017 meeting. The following motion was approved by the Committee.

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application to amend an approved Development Agreement for Case 20719 and recommends approval. Further, the Committee

- *Values the requirement for 50% multi-bedroom units, and believes that this requirement should not be changed without a substantive amendment to the Development Agreement;*
- *Is concerned about aesthetic considerations of the east side of the proposed development, including the lack of a setback and the large blank wall;*
- *Would value the addition of more natural outdoor features, such as trees, on all of the ground floor, the terraces, and the roof;*
- *Recommends a streetwall of two storeys rather than three;*
- *Would value appropriate wind and shade analyses prior to finalizing the development agreement;*
- *Would value environmentally-responsible choices in building materials and systems design to limit the development's emissions and other negative environmental impacts;*
- *Considers the height of the proposal to be acceptable, but would recommend that any increase in this should require a substantive amendment; and*
- *Values the increase in residential density.*

This motion has been provided to HRM planning staff and will be addressed in their report to the Halifax & West Community Council.